55

WARRANTY DEED

BOOK 9916 PG 65

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Gloria Conley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria Conley (NAME)	First American National Bank (NAME)	MAP 135
1828 Old Murfreesboro Pike (ADDRESS)	First American Center (ADDRESS)	PARCEL 123
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ladye Angeline Smith and Dorothy C. Seat and Cynthia Lynn Vaden and Melinda K. McGlasson and Albert Lee Pearce and Robert A. Pearce, Jr. and Carl Eugene Hines, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gloria Conley, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee being more fully described as follows:

Land in the 2nd formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey made November 16, 1942, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a point in the center of the Murfreesboro Pike, the southeast corner of the UNA school lot; thence with the Eastern Boundary line of said school lot, North 41 deg 45 minutes East 780 feet to a Hackberry in the Eastern boundary line of a tract of land owned by Hill, being also the Northwest corner of a tract of land owned by Horton, thence with Horton's Western boundary line, south 24 degrees East 487 feet to a point; thence Aouth 36 degrees 30 minutes West, with the Northwestern boundary line of a tract of land conveyed to J. Creech, 303 feet to an iron pin, being the Northeast corner of a tract of land conveyed to J.F. Creech by deed from J.W. Walker of record in book 911, page 304, Register's Office for said county, now owned by S.J. Myrick; thence with Myrick's Northeastern boundary line, North 54 degrees West 60 feet to an iron pin, Myrick's Northwest corner; thence with Myrick's Northwestern boundary line South 36 degrees 30 minutes West 230 feet to the center of Murfreesboro Pike; thence with the center of said pine, North 54 degrees, West 436 feet to the beginning, containing 6.69 acres more or less.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1828 Old Murfreesboro Pike, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* Sr., and Carl E. Hines, Jr.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 4th day of January, 19 96

Ladye Angeline Smith by Cynthia L. Vaden as attorney in fact — Cynthia L. Vaden — Ladye A. Smith as attorney in fact — Robert A. Pearce Jr

Ladye Angeline Smith — Albert Lee Pearce — Cynthia Lynn Vaden — Robert A. Pearce, Jr

Dorothy C. Seat — Carl E. Hines, Jr. — Melinda K. McGlasson — Carl Eugene Hines, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ladye Angeline Smith and Dorothy C. Seat and Cynthia Lynn Vaden and Melinda K. McGlasson Carl Eugene Hines, Sr., and Carl E. Hines, Jr.

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 4th day of January, 19 96.

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of Williamson

7217 01/12 0101 03CHECK 519.90

Personally appeared before me, the undersigned, Ladye Angeline Smith, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Albert Lee Pearce, and who being authorized to do so acknowledged that she executed the above instrument for the purposes therein contained.

Witness my hand this 4 day of January, 1996

Notary Public

My commission expires:

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Ladye Angeline Smith with whom I am personally acquainted, and who proved hersilf to be the attorney in fact of Robert A. pearce, Jr., and who being authorized to do so, acknowledged that she executed the above instrument for the purposes therein contained.

Witness my hand this 4 day of Jan, 1996.

Notary Public

My commission expires: 11-30-97

LEGAL DESCRIPTION CONTINUATION BOOK 9916 PG 67

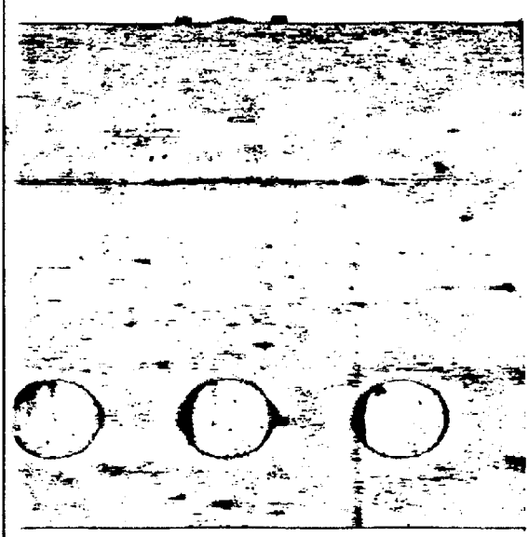
Being the same property conveyed to R.A. Pearce from Victor H. Walker, et al. by deed of record in Book 1273, page 154, Register's Office for Davidson County, Tennessee. The said R. A. Pearce having since died leaving the following heirs: Robert A. Pearce, Jr., Albert L. Pearce, Dorothy C. Seat, Lady Angeline Smith, Frances Jean Pearce (deceased leaving her spouse Carl Eugene Hines, Sr. to survive her and her children Cynthia Lynn Vaden, Melinda K. McGlasson, and Carl E. Hines).

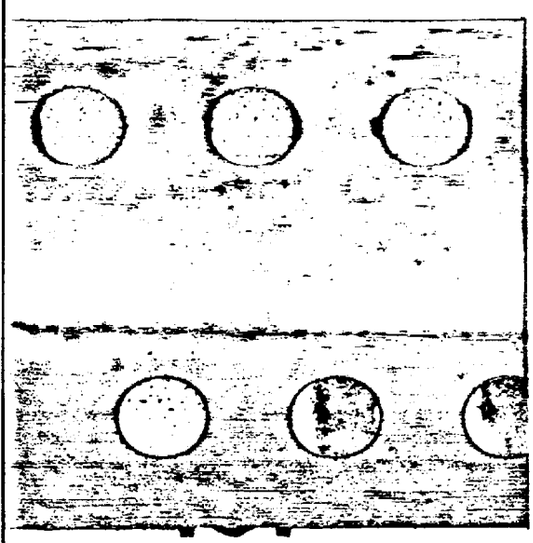
Included in the above but excluded from this conveyance is the following:

Beginning at an iron pin in the northeasterly margin of Old Murfreesboro Road at the southwesterly corner of the Evlyn Creech Property, being the most southerly corner of Lot No. 3; thence along the margin of Old Murfreesboro Road, North 51 deg. West 285 feet to an iron pin; thence leaving said Road, North 39 deg. East 210.6 feet to an iron pin; thence South 51 deg East 289 feet to Mrs. Evlyn Creech's line; thence with her line, South 40 deg. 09 minutes West 210.7 feet to the point of beginning. This parcel having been sold off by deed of record in book 3702, page 23, Register's Office for Davidson County, Tennessee.

Maudie Pearce, surviving spouse of R.A. Pearce having quitclaimed her interest to her children by deed of record in Book 9220, page 896, Register's Office for Davidson County, Tennessee.

0140332
IDENTIFICATION REFERENCE
95 JAN 12 AM 10:45
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9916 PG 68

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	137000.00
CON TX	506.90
PRFEE	1.00
MDEED	12.00
TOTAL	519.90
CHEC	519.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/96 01 10:45 0001 7217

0140332
IDENTIFICATION REFERENCE

96 JAN 12 AM 10:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 995534